039.0	0003	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	845,000 / 845,000
					USE VALUE:	845,000 / 845,000
					ASSESSED:	845,000 / 845,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		REGIS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BURKE JOHN J
Owner 2:	DAY JULIE
Owner 3:	
Street 1:	7 REGIS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MAHONEY WILLIAM D /ELIZABETH -
Owner 2:	-
Street 1:	7 REGIS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Aluminum Exterior and 2136 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6480.000	450,800	1,000	393,200	845,000
Total Card	0.149	450,800	1,000	393,200	845,000
Total Parcel	0.149	450,800	1,000	393,200	845,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 395.60 /Parcel: 395.60

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 25868

GIS Ref

GIS Ref

Insp Date 10/31/18

!3207!

PREVIOUS ASSESSMENT

Parcel ID 039.0-0003-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	450,800	1000	6,480.	393,200	845,000		Year end	12/23/2021
2021	101	FV	435,600	1000	6,480.	393,200	829,800		Year End Roll	12/10/2020
2020	101	FV	435,600	1000	6,480.	393,200	829,800	829,800	Year End Roll	12/18/2019
2019	101	FV	338,400	0	6,480.	356,400	694,800	694,800	Year End Roll	1/3/2019
2018	101	FV	338,400	0	6,480.	337,900	676,300	676,300	Year End Roll	12/20/2017
2017	101	FV	274,000	0	6,480.	294,900	568,900	568,900	Year End Roll	1/3/2017
2016	101	FV	274,000	0	6,480.	251,900	525,900	525,900	Year End	1/4/2016
2015	101	FV	253,400	0	6,480.	233,500	486,900	486,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:45:07

LAST REV

Date	Time
09/09/19	11:42:05
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3207

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAHONEY WILLIAM	51575-470		8/15/2008	Change>Sale	485,000	No	No		
LEE BARBARA E	50786-339		2/27/2008	Change>Sale	315,000	No	No		
	8011-332		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/3/2016	1357	Addition	125,000	O				raise rfadd 2nf fl
3/10/2008	227	Dormers	51,000			G9	GR FY09	ADD SHED DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS&NOTICE	HS	Hanne S
4/27/2009	Measured	163	PATRIOT
2/18/2000	Meas/Inspect	197	PATRIOT
8/17/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	25868
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6480		Sq. Ft.	Site		0	64.	0.95	3									393,217						393,200	

Total AC/HA:	0.14876	Total SF/SM:	6480	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	393,217	Spl Credit		Total:	393,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	Gray		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.08662677
Const Adj.:	0.98500049
Adj $ / SQ:	117.736
Other Features:	108750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	472556
Depreciation:	21738
Depreciated Total:	450819

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

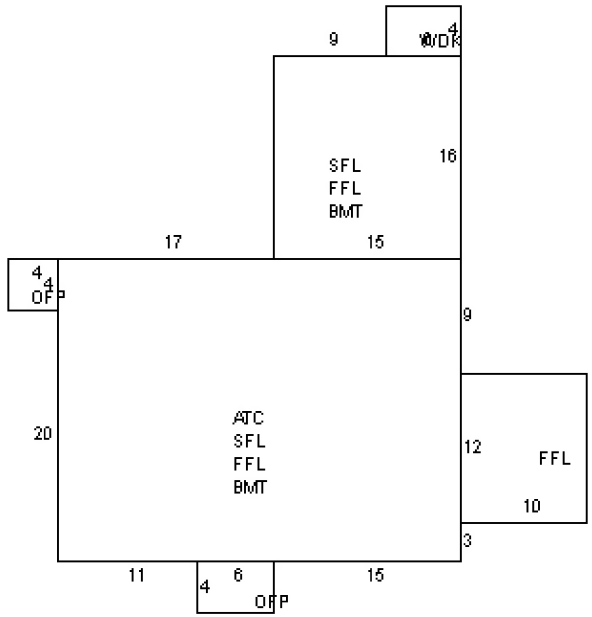
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	129.51
Special Features:	0	Val/Su Net:	129.65
Final Total:	450800	Val/Su SzAd	187.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,128	117.740	132,806
BMT	Basement	1,008	35.320	35,603
SFL	Second Floor	1,008	117.740	118,678
ATC	Attic	269	117.740	31,647
OFP	Open Porch	40	43.340	1,734
WDK	Deck	24	15.760	378

	Net Sketched Area:	3,477	Total:	320,846	
Size Ad	2404.7999	Gross Area	3976	FinArea	2136

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 039.0-0003-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2016	0.00	T	2.4	101						
19	Patio	D	Y	1	16X20	A	AV	2016	3.42	T	5	101			1,000			1,000

More:	N	Total Yard Items:	1,000	Total Special Featues:		Total:	1,000

IMAGE

AssessPro Patriot Properties, Inc